



Chapter 1 **Existing Land Use Profile**

Cluster 2 Asset Profile

Location

Cluster 2 is a residential bedroom community in the northeast area of the City (See Map A1). Concentrations of single-family neighborhoods are delineated by older strip commercial districts on arterial roads. Cluster 2 is bounded by Eight Mile, Kelly, and Moross Roads on the north, Ford Freeway (I-94) on the east, Conner Road on the south, and Grand Trunk and Western railroad and Van Dyke Avenue on the west. It borders the municipalities of Warren, Eastpointe, and Harper Woods.

The City of Detroit Master Plan divides the cluster into four subsectors: Denby; Burbank; Mt. Olivet; and Conner. Residential and commercial characteristics of the individual areas are very similar. Differences occur in physical relationships to large non-residential land uses such as I-94 freeway, City Airport, Mt. Olivet cemetery, GT&W railroad, industrial area, Gratiot Avenue, and bordering municipalities. The profile matrix on Page 3 addresses neighborhood commercial, housing, job centers, transportation, and youth development issues in more detail. Map A2 visually shows the subsectors.

Street System

The arterial street network delineates individual residential areas, supports business access, provides access to the region, and carries commuter traffic to the Central Business District. Every classification of roads from limited access expressways to local roads are represented. The I-94 Ford Freeway is an interstate connection which is the eastern boundary of this cluster. Abundant access is permitted with ramps at Moross, Cadieux, Outer Drive/Chalmers, and Conner Roads.

Gratiot Avenue divides the cluster from north to south and provides regional access connecting the Central Business District with Macomb County and culminating with Port Huron at the base of Michigan's thumb region. It is a seven lane road lined with widely varying physical conditions of small businesses and serviced by both Detroit Department of Transportation and SMART bus lines. This street is the primary asset and liability of the cluster and offers a great investment potential. Eight Mile Road is a second regional arterial street which triples as the northern boundary of this cluster, City of Detroit, and Wayne County. It is lined with low-density residential development, small businesses, larger shopping centers, very intense industrial uses, and extremely large electric towers. Planning efforts are being implemented by the Eight Mile Boulevard Association. Van Dyke Avenue briefly borders the western edge and connects the lower east side of Detroit with Macomb County and terminating at the northern tip of the thumb region. Van Dyke has similar land use characteristics as Gratiot.

Seven Mile/Moross, McNichols (Six Mile), and Conner Roads are east-west arterial streets which are generally lined with non-

of Chalmers. The United States Postal Service has a branch office on Seven Mile east of Gratiot. Maps A4 and A5 shows these facilities.

The cluster is home to the three high schools of Osborn at Seven Mile and Hoover, Denby on Kelly south of Morang, and Dominican on Whittier west of I-94. Osborn and Denby are part of the Detroit school system. Dominican is a Catholic operated all female facility. Most neighborhoods are served by public elementary schools. Several private schools add to education choice. Map A5 indicates schools.

This cluster is served by three hospitals which are part of the St. John network. Saratoga Community Hospital is located on Gratiot Avenue between Seven and Eight Mile Road in this cluster. Holy Cross is on Outer Drive between Seven Mile and Van Dyke just west of this cluster. The St. John Hospital and Medical Center is on Seven Mile near Mack Avenue less than a mile east of the I-94. This facility is a major teaching facility which offers care of the greatest magnitude. Map A6 shows Saratoga's location.

Churches and religious organizations are abundant throughout the area. These uses range from large parish complexes with schools, rectories, and convents to storefront churches. Map A6 shows the numerous churches.

Parks and Open Space

Six significant recreation fields in Cluster 2 are spaced consistently throughout the cluster and provide access to all residential neighborhoods. They are (1) Marruso Playground, located at Annott and Manning, (2) Egan Playfield, located at Schoenherr and East State Fair, (3) Heilmann Playfield, located at East Seven Mile and Brock, (4) Sasser Playfield, located at Lanark and Casino, (5) Skinner Playfield, located at Kelly and Britain, and finally (6) Bessy Playfield, located at Hoover and Seven Mile Road. Heilmann contains a recreation center with a pool in addition to the playfield. Several similar recreation department and elementary school playgrounds are dispersed throughout the cluster.

Natural Features

Significant areas of natural vegetation, such as woodland or wetlands are not present. However, natural drainageways and creeks have commonly been enclosed in older urban areas.

Industrial

Industrial uses are located between GTW Railway and Hoover Road in the northwest corner of the cluster. These uses are the southern end of a larger manufacturing corridor stretching along Groesbeck Highway to the City of Mount Clemens.

Special Uses

Mount Olivet Cemetery is a significant land use located at the westernmost point of the cluster. It is bounded on the north by East Seven Mile, on the south by McNichols, on the east by Outer Drive and on the west by Van Dyke and the GTW Railway.

City Airport is on Gratiot and Conner Avenue and is technically within Cluster 1. However, the airport provides significant environmental and economic impacts on Cluster 2. Impacts include neighborhood cut through traffic caused by McNichols closing, disinvestment of housing stock due to uncertainty of expansion plans, potential economic spin-off, and noise and environmental pollution concerns.